

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
JULY 14, 2015
MINUTES**

Present: Paula Johnson, Chairwoman, Margaret Chapple, James Sansone, Mark Lockwood, Jonathan Boardman, Charles Kraiza, and Christine Chinni.
Also present was Francis Armentano, Director of Community Development

The meeting opened at 7:00 p.m.

Public session: There was no public comment.

Fran Armentano asked that the commission consider adding to the Agenda a request for a four year extension of time to complete the required public improvements for the Cider Mill Heights Subdivision, as described in a letter to the commission from Ed Lally, dated July 9, 2015.

ON A MOTION by M. Lockwood, seconded by M. Chapple, the Commission voted 6-0-1 (abstention by J. Boardman) to add this item to the Agenda at the end of the Public Hearing section.

Minutes: The minutes of June 9, 2015 were reviewed. M. Lockwood suggested that the second to the last sentence of the public hearing paragraph, page one, be changed to read: The Commission received a recommendation in support of the amendment from the Development Commission and letters in opposition to the amendment from the Salmon Brook Historical Society and resident Peggy Lareau.

ON A MOTION by M. Chapple, seconded by M. Lockwood, the Commission voted 5-0-2 (abstention by J. Boardman and C. Chinni) to approve the minutes of June 9, 2015 with the noted correction.

Public Hearing:

The public hearing for an application seeking a Special Permit for an accessory apartment, Section 8.5 for property located at 147 Loomis Street, file Z-6-15 opened at 7:03 p.m. Fran Armentano addressed this matter describing it as an Administrative Request. He explained that an accessory apartment currently exists at this location. A building permit seeking approval for this space was requested and approved on December 11, 2002. The Assessor's card shows an in-law apartment as of April 7, 2003. The building inspector recently reviewed the previously approved area and felt that it was an accessory apartment under the current Zoning Regulations. He reviewed the previously issued building permit and found that the work had been completed as approved. The town asked that the property owner apply for a Special Permit and agree to use the apartment in accordance with the requirements of Section 8.5, Accessory Apartment. The owner agreed to file the application as requested. It is understood that the property owner/applicant has not violated the regulations and that with an approval of the application the area will fall under the requirements of Section 8.5 of the Zoning Regulations. Public comment: Chris Becker, 149 Loomis Street, stated as a neighbor he sees a lot of traffic in and out of this property. He's been away and hasn't had adequate time to read through the file with regard to this application. Fran Armentano further explained the application. He noted that no new construction is proposed in regards to the accessory apartment. Mr. Becker seemed satisfied by the explanation. The public hearing closed at 7:13 p.m.

The public hearing for an application seeking a Special Permit for an accessory apartment, Section 8.5 for property located at 163 Hartland Road, file Z-7-15 opened at 7:14 p.m. Robert Mocarsky,

Architect, 63 Fox Brook Road, East Hartland appeared on behalf of the property owner. The owner seeks to construct an addition to the existing home, which would be used as an accessory apartment for a family member. He's received wetlands approval. His plans meet all the requirements for an accessory apartment. Access will be thru a door on the porch and there will be an inside door connecting the apartment to the existing house. There was no public comment. The public hearing closed at 7:17 p.m.

The public hearing for an application seeking a two year extension of a Special Permit for earth excavation, Section 9 for Tilcon, Inc., property located at 536 Salmon Brook Street, file Z-8-15 opened at 7:18 p.m. Kevin Johnson, Close, Jensen and Miller, appeared on behalf of Tilcon, Inc. Also present were Mr. Frank Lane and Mr. Costello from Tilcon. Tilcon continues to mine sand and gravel at this location. The performance bond has been renewed for another two years. The application is for a two year extension to continue working on site. Staff has visited the site and reports that it continues to be operated as in previous years. No issues of concern were observed and no complaints have been received in regards to this property over the past two years. Public comment: Cliff Thorstenson, 139 Notch Road, spoke about the grade of the slope where it abuts his property. The area is outside of the application review and part of the Swanson parcel. Fran Armentano stated vegetation is growing well in this area. The public hearing closed at 7:31 p.m.

The Commission discussed a request from TFHB LLC, for a four year extension of time to complete the required public improvements for the Cider Mill Heights Subdivision, Section IV, as described in a letter to the Commission from Ed Lally, dated July 9, 2015. Fran Armentano discussed the requirements of State Statute in regard to this matter and the public improvements that have been completed to date.

ON A MOTION by C. Kraiza, seconded by M. Chapple, the commission voted 5-0-2 (abstention by J. Boardman and J. Sansone) to approve the request for a four year extension of time to complete the public improvements for the Cider Mill Heights Subdivision.

The Commission received the following applications and set them for public hearing on July 28, 2015.

- An application seeking a Special Permit for a Beauty Salon per Section 3.12.2 of the Granby Zoning Regulations for property located at 308 Salmon Brook Street. File Z-10-15.
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Staff Reports and Correspondence:

- Fran Armentano reported Dave Askew has resigned as the IWWC Technical Advisor. He's been replaced by Katie Bednaz of Freshwater Wetland Services. The Community Development office continues to administer the activities of the IWWC.
- The contract has been awarded and construction is scheduled to start on the Middle School emergency generator, funded in part by a FEMA grant.
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Commission discussion of items of interest or concern:

A concern was expressed regarding the buffer between properties where steep slopes are proposed. Property on Salmon Brook Street was recently excavated as part of a site plan application and concern was expressed in regard to the steep slope which is in close proximity to the neighboring property.

M. Lockwood stated some state roadway signage, particularly on Rt. 189 is being blocked by overgrown trees and plant growth. Concern was also expressed in regard to sight line at various intersections. It appears that sight line is being obstructed at this time of year by vegetation growth, though the slope of the road can also be a concern. These concerns were primarily in regards to state roadways.

Chairman Johnson welcomed new member Jonathan Boardman.

The meeting was adjourned at 7:57 p.m.

Respectfully submitted,

Susan Christian
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